**TABULATION OF VALUES**

|  |  |  |  |
| --- | --- | --- | --- |
| Parcel: | Highway: | | ROW CSJ: |
| Taking Type: | | District: | |
| Size of Remainder: | | County: | |
| Type of Property: | | Federal Project: | |
| Contract Fencing: | |  | |
| Appraised by: | |  | |
| Date Appraised: | |  | |

Access will be  provided or  denied to the new facility. If access will be partially provided or denied, explain in comments.

| **Agency** | **Participating Percentage** | **Expense Description** |
| --- | --- | --- |
|  |  |  |

| **Interest Owner** | **Acquisition Interest** | **Land Area** | **Value** | **Lease (Y/N)** |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |

**I. Appraised Values**

| **Land Value** | **Improvement Value** | **Sign Value** | **Damages/Enhancements** | **Total Value** |
| --- | --- | --- | --- | --- |
|  |  |  |  |  |

**II. Improvements**

| **Item No.** | **Improvement  Type** | **Type  Construction** | **Improvement Value** | **Retention Value** | **Bisection Category** |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
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|  |  |  |  |  |  |
|  |  | **Total** |  |  |  |

**TABULATION OF VALUES (continued)**

|  |  |  |
| --- | --- | --- |
| Parcel: | Highway: | ROW CSJ: |

**III. Damages and Enhancements**

| **Total** **Non-Exempt Damages** | **Enhancements** | **Exempt Damages** | **Net Damages** |
| --- | --- | --- | --- |
|  |  |  |  |

**IV. Sign Values**

| **Item**  **No.** | **Sign**  **Owner** | **Type**  **Construction** | **Improvement Value** | **Retention**  **Value** | **Bisect.**  **Cat.** |
| --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |
|  |  | **Total** |  |  |  |

**V. Recapitulation**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Date:** |  |  |  | **Recommended  Value** |
| **Appraiser’s Name:** |  |  |  |  |
| **Value of Whole Property** |  |  |  |  |
| **Parcel Area:**       ac. |  |  |  |  |
| **VALUE FOR PARCEL** |  |  |  |  |
| **Land: per** |  |  |  |  |
| **Easement** |  |  |  |  |
| **Improvements** |  |  |  |  |
| **Net Damages or (Enhancements)** |  |  |  |  |
| **OAS Value(s)** |  |  |  |  |
| **TOTAL COMPENSATION** |  |  |  |  |

Calculations for Net Damages or (Enhancements) considers Direct Access Denial damages.

**TABULATION OF VALUES (continued)**

|  |  |  |
| --- | --- | --- |
| Parcel: | Highway: | ROW CSJ: |

**VI. Comments and Conclusions on Values in the Appraisal Report**

|  |
| --- |

**VII. Justification and Explanation for Credit if Retained.**

|  |
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**TABULATION OF VALUES (continued)**

|  |  |  |
| --- | --- | --- |
| Parcel: | Highway: | ROW CSJ: |

**VIII. Conditions**Values for signs, if any, are applicable only if sign owner has compensable interest.  
Fencing is applicable only to actual cost or lump sum fencing on 90-10 Right of Way projects and State cost participation in fences to be in accordance with State’s Right of Way Manual.  
The values indicated hereon have been approved on the basis that all improvements within the taking will be acquired in the name of the State through negotiation.  
 **IX. Reviewing Appraisers’ Statements  
  
Reviewing Appraiser’s Statement**It is my opinion that the appraiser’s report for this parcel appears adequately supported and in compliance with all appropriate appraisal standards, laws, and regulations, and I recommend this appraisal for use by the appropriate Agency Official and his/her assigns. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of the parcel. To the best of my knowledge, the value does not include any items that are not compensable under State law.  
   
Reviewing Appraiser Date  
   
Contract Reviewing Appraiser (if applicable) Date   
 Division Reviewing Appraiser (if applicable) Date  
  
**X. Approval of Values**

County/City Representative Date  
  
  
 ROW Staff Representative Date